



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE: **PJ-1**

February 6, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**STEPHEN SORENSEN COUNTY PARK PHASE III
GYMNASIUM AND COMMUNITY BUILDING PROJECT
AWARD AGREEMENT
APPROVE PROJECT BUDGET
SPECS. 6823; C.P. 69276
SUPERVISORIAL DISTRICT 5
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Approve the \$9,925,000 project budget.
2. Award and authorize the Director of Public Works to execute an Agreement with Carde-Ten Architects to provide design and consultant services for the Stephen Sorensen County Park Phase III Gymnasium and Community Building project for a \$589,000 not-to-exceed fee funded by Capital Project (C.P.) 69276 and to establish the effective date following Board approval.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approving the recommended actions will allow Public Works to proceed with the design of the Stephen Sorensen County Park Phase III Gymnasium and Community Building project.

Stephen Sorensen County Park is an approximately 100-acre park that was originally developed in the 1990s and is located in the unincorporated area of Lake Los Angeles. The original park development was approximately 3 acres and included a grass area with picnic tables, small playground, horseshoe pits, restroom, and parking lot. The second phase, completed in August 2006, included construction of two lighted outdoor basketball courts, a lighted multipurpose sports field and a lighted baseball field, concrete walkways, landscaping and irrigation improvements, and additional parking. The Phase III project consists of constructing an approximately 14,100-square-foot gymnasium and community building that integrates sustainable green design features into the architecture and site improvements; a multipurpose room; classroom; lobby area; restrooms; kitchen; and storage, custodial, and utility rooms. In addition, the project includes construction of one new parking lot; and construction of various site improvements, including new walkways, security lighting, and landscaping and irrigation.

At completion of schematic design, we will submit recommendations regarding certification of the project under the U.S. Green Building Council's Leadership in Energy and Environmental Design Program. Following completion and jurisdictional approval of the construction documents, we will return to your Board to adopt and advertise the plans and specifications for the proposed improvements. A design-build delivery strategy was considered for this project; however, because this work will be a site-adapt of the existing Loma Alta gymnasium and community building, it was determined that a traditional design-bid-build strategy would be a more timely and cost-effective delivery method for the proposed project.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goals of Fiscal Responsibility and Children and Families' Well-Being as the project is an investment in public infrastructure and will provide enhanced recreational opportunities that will assure good health, education, workforce readiness, and social and emotional well-being for children and families in the unincorporated area of Lake Los Angeles.

FISCAL IMPACT/FINANCING

The recommended Agreement with Carde-Ten Architects is for a \$589,000 not-to-exceed amount. Sufficient funds are available in the Fiscal Year 2006-07 Capital Project Budget under C.P. 69276.

The total estimated cost of the project, including plans and specifications, plan check, construction, equipment, consultant services, civic art allocation, miscellaneous expenditures, and County Services, is currently estimated at \$9,925,000. The project is

currently funded from a Community Development Block Grant (\$345,000), Vehicle License Fee Gap Loan (\$750,000), Enhanced Unincorporated Area Services Funds (\$1,500,000), and Fifth District Capital Project net County cost (\$6,900,000) for a total of \$9,495,000. Upon completion of the design phase for the project, we will return to your Board to seek approval of an appropriation adjustment for the allocation of \$430,000 in Proposition A Excess funds to fully fund the project.

The Project Schedule and Budget Summary are included in the enclosure.

Operating Budget Impact

Upon completion of the project, Parks and Recreation anticipates one-time start-up costs of approximately \$25,000 for sports and safety equipment, furnishings and equipment for the staff office and classrooms, and maintenance supplies and equipment. Additionally, based on available project information, Parks and Recreation expects an increase to their operating budget to fund salaries and employee benefits for recreation, custodian, and maintenance staff.

Based on the current project schedule, one-time start-up costs would be incurred in Fiscal Year 2009-10 and will be submitted by Parks and Recreation as part of its Budget Request to the Chief Administrative Office. Ongoing operational and maintenance costs would begin Fiscal Year 2009-10 and will be submitted by Parks and Recreation as part of its Budget Request to the Chief Administrative Office for that fiscal year.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for Contract award, Carde-Ten Architects is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

As required by your Board, the project cost includes 1 percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy, adopted December 7, 2004.

Carde-Ten Architects is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

Awarding this Agreement will have no environmental impact. The appropriate environmental documentation will be completed prior to returning to your Board to request authorization to construct the project.

CONTRACTING PROCESS

On March 29, 2005, the Architectural Evaluation Board recommended 15 firms to be considered for performing the professional services for this project. On January 26, 2006, technical proposals for services were requested from these firms. Five firms submitted proposals for consideration. The proposals were evaluated by a panel of members from Parks and Recreation and Public Works based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluations were done without regard to race, creed, color, or gender. Based on the review and evaluation of the proposals, Carde-Ten Architects was found to be the best qualified firm to perform these services.

The list of firms that received the Request for Proposals was promulgated by the Architectural Evaluation Board. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide design services. In addition, as requested by your Board on February 3, 1998, the Request for Proposals was posted on the County's Doing Business with Us website for subcontracting opportunities.

Carde-Ten has agreed to provide the recommended services for a \$589,000 not-to-exceed fee. The construction administration portion of the fee will be billed during the construction phase and only after authorization to proceed with construction. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

Carde-Ten Architects' Community Business Enterprises Participation data (68 percent) and 3-year contracting history with the County are on file with Public Works.

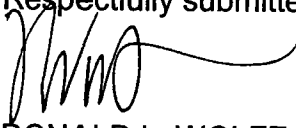
IMPACTS ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services.

CONCLUSION

Please return an adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,


for DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

RUSS GUINEY
Director of Parks and Recreation

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Enc.

cc: County Counsel
Los Angeles County Art Commission
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)

February 6, 2007

ENCLOSURE A

**STEPHEN SORENSEN COUNTY PARK PHASE III
GYMNASIUM AND COMMUNITY BUILDING PROJECT
AWARD AGREEMENT
APPROVE PROJECT BUDGET
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I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Award Design Contract	02/06/2007
Schematic Design	03/28/2007
Design Development	05/30/2007
Construction Documents	10/29/2007
Jurisdictional Approvals	11/19/2007
Construction Contract Award	04/15/2008
Construction Start	05/21/2008
Substantial Completion	09/14/2009
Final Acceptance	11/12/2009

February 6, 2007

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Jurisdictional Review and Plan Check	\$ 46,000
Plans and Specifications	
Basic Design Services	\$ 505,610
Additional Services	83,390
Total Architect/Engineer Contract	\$ 589,000
Design Contingencies	32,366
Architectural Programming	20,804
Subtotal	\$ 642,170
Construction	
Construction Contract	\$ 6,874,850
Change Order Allowance	687,485
Utility Connection Fees	75,000
*Youth Employment	20,000
Civic Art	\$ 74,640
Total Construction	\$ 7,731,975
Equipment	\$ 37,500
Other Consultant Services	\$ 583,414
Miscellaneous Expenditures	\$ 33,000
County Services	\$ 850,941
TOTAL	\$ 9,925,000

*Includes youth labor, materials, and supervision.